



MINUTES OF THE GILA COUNTY PLANNING AND ZONING COMMISSION

*Gila County Supervisors' Conference Room
610 E. Highway 260, Payson, AZ*

*Gila County Public Works Conference Room
745 N. Rose Mofford Way, Globe, AZ*

NOTE: Per the most recent guidelines from the federal government regarding COVID-19 and to protect citizens, no citizens will be allowed in the Public Works Conference Room in Globe or at the County Complex, Board of Supervisors' conference room in Payson. The only exception to this statement is for public hearings. Citizens may attend the public hearing in person, one at a time, in Globe or in Payson to provide comments. A face mask must be worn while in the building; however, it may be removed while addressing the Planning and Zoning Commission.

**Thursday, February 18, 2021
10:00 A.M.**

REGULAR MEETING

1. The meeting was called to order at 10:00 A.M. by Chairman Mickie Nye.
2. Pledge of Allegiance was led by Sammie Jenkins-Cooper.
3. Roll Call: Shealene Loya called the roll; Chairman Mickie Nye (in Globe), Travis Holder (in Globe), Lori Brown (in Payson), Brian Goslin (in Globe), Dean Pederson (Absent), Mary Lou Myers (in Payson), Jim Muhr (in Payson), Pamela Griffin (Absent) and Sammi Jenkins-Cooper (in Globe). A quorum was present.

Community Development Staff Members Present: Randy Pluimer- Interim Director/Building Official, Michelle Dahlke-Senior Planner and Shealene Loya-Administrative Assistant.

4. Review and Approval of the Planning and Zoning Minutes on December 17, 2020. Chairman Nye asked if there were any changes needed to the minutes. No changes were suggested. Mrs. Brown motioned that the minutes be approved as is and Mrs. Myers seconded the motion. The motion was unanimously approved.
5. **Director/Planner Communication:** At any time during this meeting of the Planning and Zoning Commission, the Director and/or Planner of Community Development may present a brief summary of current events. No action may be taken.

Mr. Pluimer - Informed the Commission that staff discussed possible changes to the Zoning Ordinance with the Board of Supervisors via work session and that these proposed changes would be discussed with the Planning and Zoning Commission at the March 18th meeting.

Information/Discussion/Action:

Public Hearing:

6. **CUPP2101-001 Samuel & Donna Graves (Owners) / Eugene Wullkotte (Applicant):** An application to request the Planning and Zoning Commission recommend approval to the Board of Supervisors for a Conditional Use Permit to allow a two-story, 38-foot in height building (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance) for a new single-family residence. In the R1 Use District, a Conditional Use Permit shall be required for any building exceeding two stories or thirty feet above ground level (measured from the grade level to the mean height between the eaves and ridge for gable and hip roofs per the Gila County Zoning Ordinance). The property is vacant land described as Lot 42 in the Strawberry Creek Foothills subdivision in Strawberry, Arizona (APN 301-59-042). The property is zoned Residence One District- Density District 12 (R1-D12).

Mrs. Dahlke gave a brief overview of the project and explained that the reasoning for the Conditional Use Permit was due to the topographical issues on the property causing the owners to exceed the building height requirement. Staff does not believe that the home will have a negative impact on surround areas due to the topographical and vegetation issues on the property. Staff has not received any comments from members of the public regarding the request. Staff is recommending approval.

Both Mrs. Myers and Mr. Muhr stated that they had visited the site of the project and felt that it fit the surrounding area.

Eugene "Gino" Wullkotte addressed the Commission and thanked staff for all their help. He also stated that due to the remaining lots of the Pine/Strawberry area having topography issues, the Commission will more than likely see more requests in the future.

Upon motion made by Mrs. Brown, seconded by Mrs. Jenkins-Cooper, the Commission unanimously voted to recommend approval of the Conditional Use Permit request.

7. **Adjournment.** Mrs. Brown made a motion to adjourn the meeting and Mrs. Myers second the motion. The motion to adjourn was unanimously approved at 10:24 A.M.